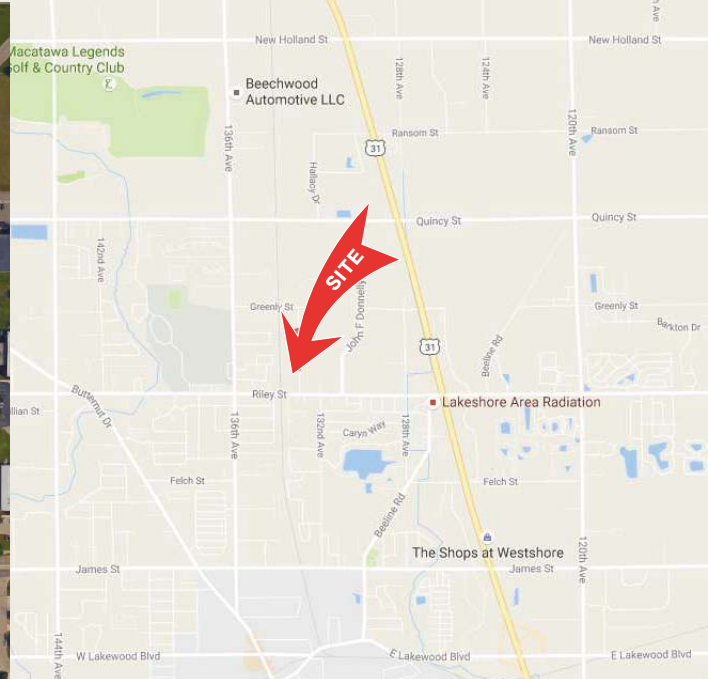


FOR SALE > INDUSTRIAL LAND

Windquest Drive

HOLLAND, MI 49424



Windquest Drive > Vacant Land

2.067 acre industrial site for sale. Located on Holland's northside just off Riley Street on Windquest Drive, this is a great location close to US-31 and Holland Charter Township Industrial Park. Zoned I-2. Sewer and water underground.

Features

- > Zoned I-2
- > 198 tax abatement available (need to be set up with Township)
- > 250' of frontage
- > Located just off Riley Street

Summary

- | | |
|--------------------------|------------------|
| > Sale Price: | \$93,015 |
| > Acres: | 2.067 Acres |
| > Price/Acre: | \$45,000 |
| > Lot Dimensions: | 250' x 360' |
| > Zoning: | I-2 |
| > Taxing Authority: | Holland Township |
| > Assessed Value (2016): | \$36,200 |
| > Taxable Value (2016): | \$33,759 |
| > Taxes (2016): | \$1,650 |

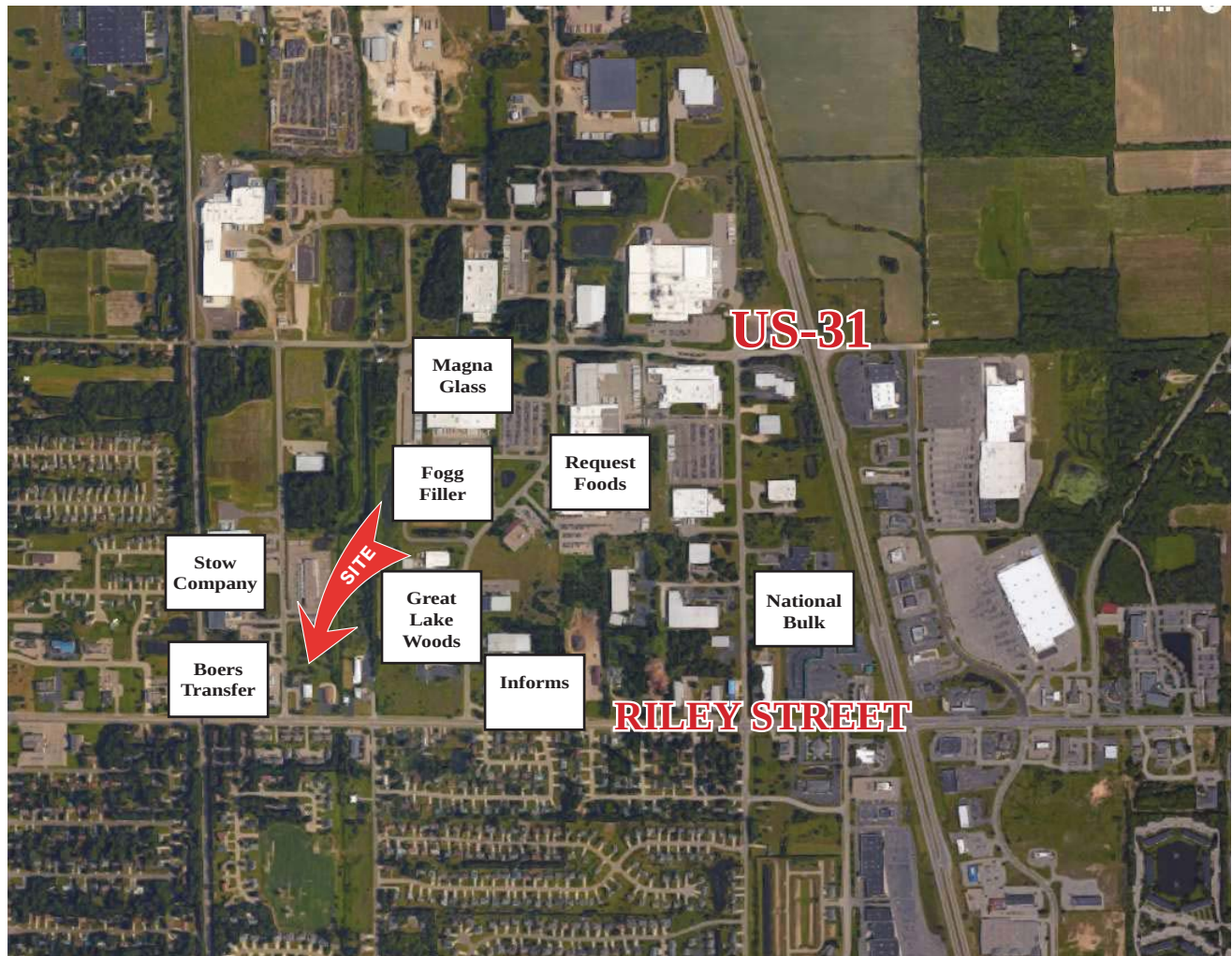
AGENT: TOM POSTMA
616 355 3145
HOLLAND, MI
tom.postma@colliers.com

COLLIERS INTERNATIONAL
44 E. 8th Street, Ste. 510
Holland, MI 49423
616 394 4500 main
616 394 0035 fax
www.colliersholland.com

FOR SALE > VACANT LAND

Windquest Drive

HOLLAND, MI 49424

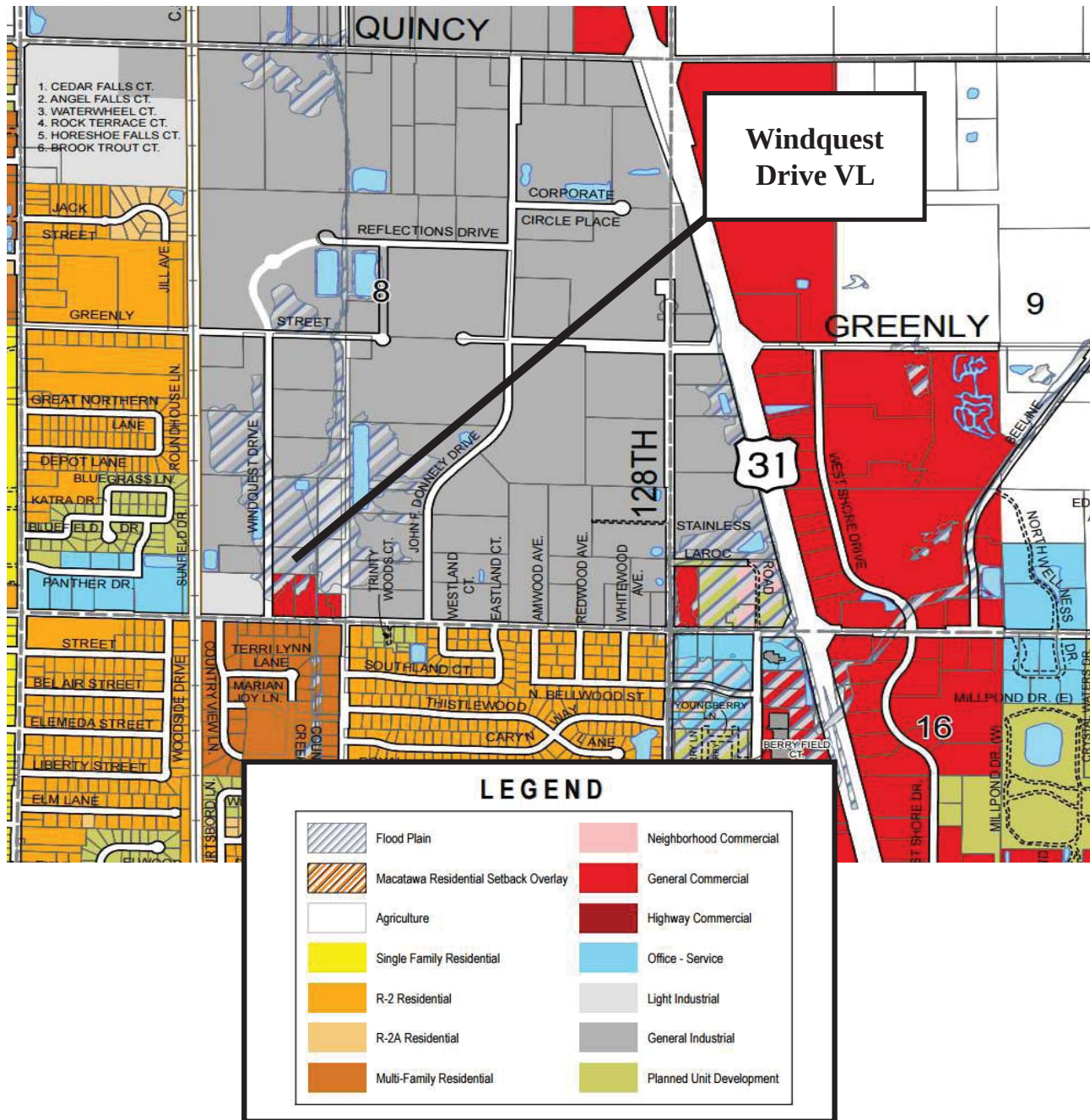


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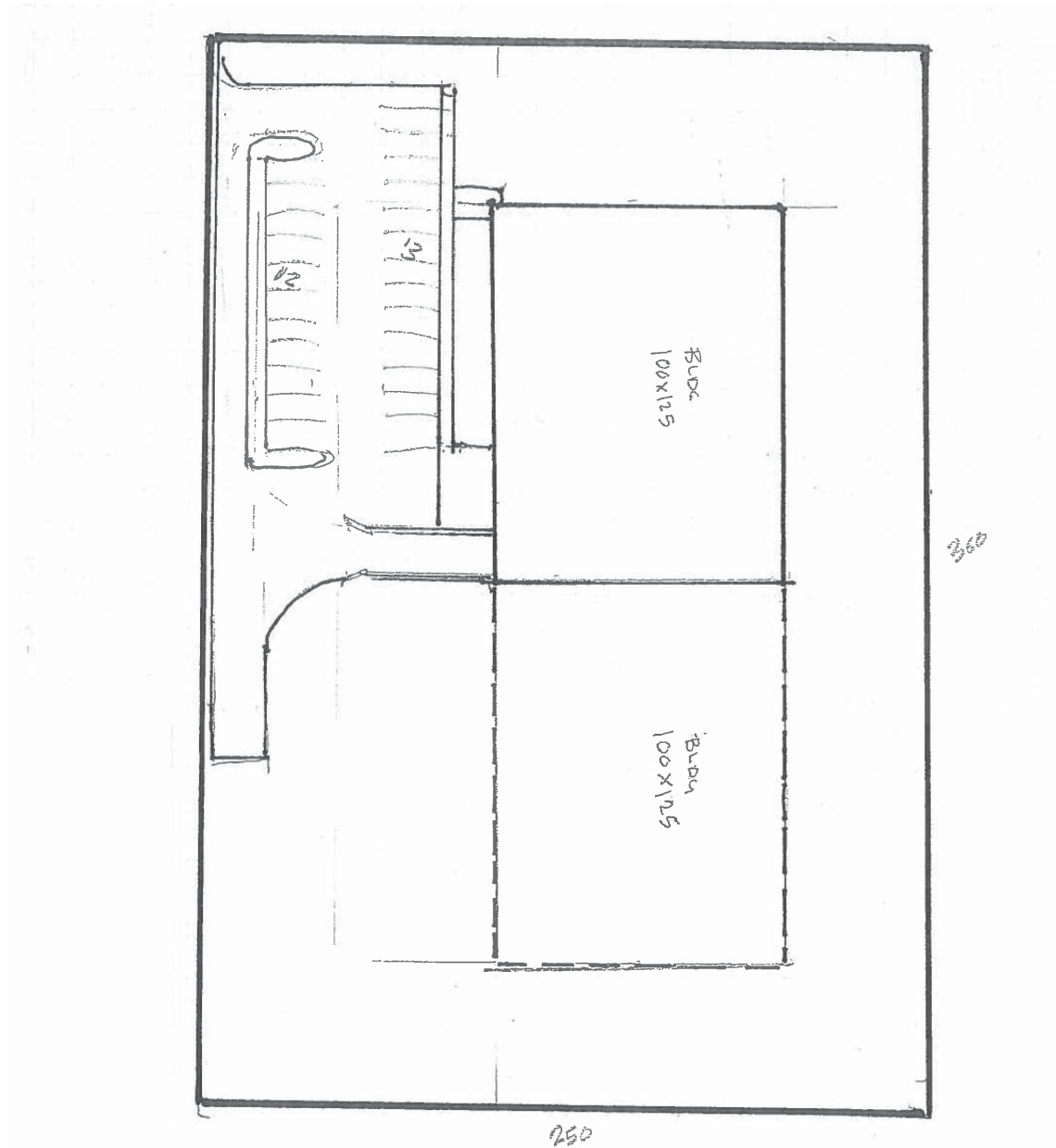
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Possible Site Plan



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FOR SALE > VACANT LAND

Windquest Drive

HOLLAND, MI 49424

ARTICLE 15. - I-2 GENERAL INDUSTRIAL DISTRICT

Sec. 15.1 - Description and purpose.

This [I-2] zoning district is intended to provide a location for the manufacture, compounding, assembling or treatment of articles or materials including the processing of raw materials and heavy manufacturing.

Sec. 15.2 - Permitted uses.

Land, buildings or structures in this [I-2] zoning district may be used for the following purposes only:

1. Any use permitted in the I-1 zoning district, subject to the same conditions, restrictions and requirements as provided therein.
2. Manufacturing, compounding, processing, packaging, treating, assembling and bulk storage of:
 - a. Chemical products such as drugs, soaps, detergents, paints, enamels, wood chemicals, agricultural and allied chemicals;
 - b. Rubber manufacturing or reclaiming, such as tires, tubes and footwear;
 - c. Stone, clay, glass, cement, brick, pottery, abrasives, tile and related products;
 - d. Primary metal industries, including blast furnaces, steel works, foundries, smelting or refining of nonferrous metals or alloys, rolling and extruding; and
 - e. Fabricated metal manufacturing, including ordinance, engines, machinery, electrical equipment, transportation equipment, metal stamping, wire products and structural metal products.
3. Pulp and paper manufacture.
4. Rail yards and marshalling yards.

(Ord. No. 104, 3-12-1982; Ord. No. 117, 3-9-1984)

Sec. 15.3 - Special uses.

Land, buildings or structures in this [I-2] zoning district may be used for the following purposes when authorized by the planning commission as a special use:

1. Heating and electric power generating plants.
2. Junkyards and salvage yards.
3. Mining, processing and transporting of stone, sand or gravel aggregate.
4. Slaughterhouse; rendering plant.
5. Petroleum refining, paving materials, roofing materials, petroleum storage and other related industries.
6. Waste treatment facilities.
7. Water supply and treatment facilities.
8. Online sales of automotive vehicles.
9. Self-service storage and mini-storage facilities, subject to the same conditions, restrictions, and requirements as provided in section 12.3(19).
10. Other similar uses.

FOR SALE > VACANT LAND

Windquest Drive

HOLLAND, MI 49424

ARTICLE 14. - I-1 LIGHT INDUSTRIAL DISTRICT

Sec 14.1 - Description and purpose.

This zoning district is intended to provide a location for industrial concerns and activities, and for facilities and operations involved in business, industrial, scientific and technological research, development and related testing and production activities. This zoning district is not intended to provide a location for heavy manufacturing and processing of raw materials.

(Ord. No. 431, §1, 5-3-2001)

Sec. 14.2 - Permitted uses.

Land, buildings or structures in this [I-1] zoning district may be used for the following purposes only:

1. Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 - a. Food products, including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods;
 - b. Textile mill products including woven fabric, knit goods, dyeing and finishing, floor coverings, yarn and thread and other textile goods;
 - c. Apparel and other finished products made from fabrics, leather goods, fur, canvas and similar materials;
 - d. Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps;
 - e. Furniture and fixtures;
 - f. Paperboard containers, building paper, building board and bookbinding;
 - g. Printing and publishing;
 - h. Chemical products such as plastics, perfumes and synthetic fibers;
 - i. Instruments for engineering, measuring, optic, medical, lenses, photographic and similar instruments; and
 - j. Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades and similar products.
2. Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products and furnishings and lumber and building products.
3. Warehouses and cartage businesses.
4. Laboratories including experimental, film and testing.
5. Trade or industrial schools and veterinary hospitals or clinics.
6. Motor freight terminal including garaging and maintenance of equipment; freight forwarding, packing and crating services; and truck repairs and/or truck sales.
7. Central dry cleaning plant.
8. Municipal buildings and public utility buildings.

FOR SALE > VACANT LAND

Windquest Drive

HOLLAND, MI 49424

ARTICLE 14. - I-1 LIGHT INDUSTRIAL DISTRICT

Sec. 14.2 - Permitted uses. (continued)

9. Electricity regulations substation, pressure control substation, and pressure control substation for gas, water and sewage.
10. Machine shops.
11. Office facilities when used in conjunction with any of the above manufacturing uses.
12. Research, development, design, testing and production facilities for pilot, prototype, or experimental products, processes and services, and for business, industrial, scientific and technological establishments and operations.

(Ord. No. 83, 9-21-1978; Ord. No. 117, 3-9-1984; Ord. No. 431, § 2, 5-3-2001)

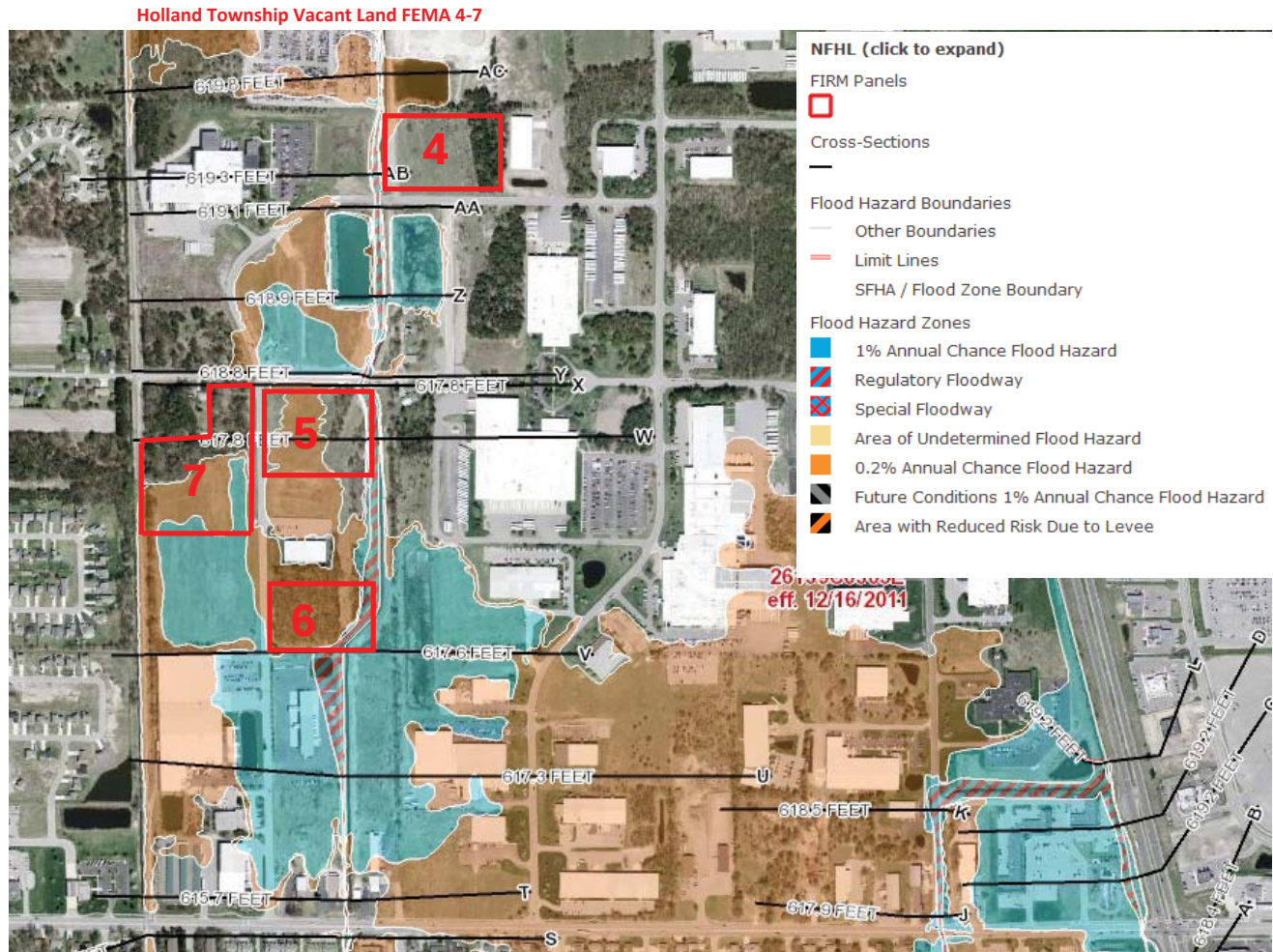
Sec. 14.3 - Special uses.

Land, buildings or structures in this [I-1] zoning district may be used for the following purposes when authorized by the planning commission as a special use:

1. Waste treatment facilities.
2. Water supply and treatment facilities.
3. Waste disposal facilities, including incinerators and sanitary landfills.
4. Recreation facilities.
5. Airports and landing fields.
6. Contractors yards and building materials storage.
7. Self-service storage and mini-storage facilities, subject to the same conditions, restrictions, and requirements as provided in section 12.3(19).
8. Online sales of automotive vehicles.

Windquest Drive

HOLLAND, MI 49424



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